



OKLAHOMA ABSTRACTORS BOARD

January 21, 2025

Oklahoma Abstractors Board

421 NW 13th Street, Suite 180

Oklahoma City, OK 73103

Phone: (405) 522-5019

Fax: (405) 522-5503

State Administrator of Abstracting

Katherine Smith

Executive Assistant

Ayla Harper

Board Members:

District 1

Jeff Mapes

Secretary

District 2

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District 3

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Vice Chair

District 5

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Jeff Lower

Bank Officer

Darin Kent

Real Estate Broker

Scott Ward

Chair

Ms. Maressa Treat

Oklahoma County Clerk

320 Robert South Kerr Avenue, #203

Oklahoma City, OK 73102

Re: County Records Bond Renewal

Dear Ms. Treat:

Please find enclosed a certified copy of a County Records Bond / Renewal / Continuation Certificate for Heritage Abstract of Oklahoma LLC of Oklahoma City, Oklahoma. This company conducts business in Oklahoma County, Oklahoma.

If you have any questions or concerns about this matter, please do not hesitate to contact our office.

Sincerely,

Ayla Harper

Executive Assistant

Enclosure



OKLAHOMA ABSTRACTORS BOARD

421 NW 13th Street, Suite 180
Oklahoma City, OK 73103
Phone: (405) 522-5019
Fax: (405) 522-5503
www.abstract.ok.gov

Bond Number **999358403**

ABTRACTOR'S BOND (COUNTY RECORDS BOND)

That Heritage Abstract of Oklahoma LLC
_____ of Tulsa
_____,
Oklahoma, as Principal, and authorized by the Oklahoma Abstractor Board to do business as an
abstract company in OKLAHOMA County, State of Oklahoma; and The Ohio
Casualty Insurance Company, as Surety, and organized and existing under the
laws of the State of New Hampshire, with its principal office in the City of
Boston, State of Massachusetts, and authorized to do business in the
State of Oklahoma, as Surety, are held and firmly bound unto the State of Oklahoma, ex rel
Oklahoma Abstractors Board, in the sum of \$100,000.00, to the payment whereof, well
and truly to be done the said Principal binds itself, its heirs, personal representatives, successors
and assigns, and the Surety binds itself, its successors and assigns jointly and severally.

WHEREAS, the Principal intends to engage in the business of abstracting and make
abstracts of title to real estate in the County of OKLAHOMA, State of Oklahoma,
for the term beginning on the 3rd day of October, 2024, and ending the
3rd day of October, 2025.

AND WHEREAS, the Oklahoma Abstractors Act, Title 1 of the Oklahoma Statutes and
the Rules and Regulations of the Oklahoma Abstractors Board and Title 5 of the Oklahoma
Administrative Code, require that this bond be filed, and pursuant to the Oklahoma Abstractors
Act, the Principal binds itself to fully comply with said Act and Rules.

NOW, THEREFORE, during the term of this Bond the Principal will in no way mutilate,
deface or destroy any of the records of the several County Offices to which it has access. The
Principal will pay to the State of Oklahoma, to the County of OKLAHOMA, and
to every person who may be damaged, the amount of damage actually done by it, its agents or
employees, by mutilation, injury or destruction of any records of any County Office to which it
may have access.

If all these things are fully done and performed during the term of this bond, then this obligation shall be null and void; otherwise it shall remain in full force and effect subject to the following conditions:

1. The liability of the Surety shall be limited to the actual damages sustained by the State of Oklahoma, any County of the State of Oklahoma, any person, firm, corporation or association caused by any default of the Principal. The aggregate liability of the Surety during the entire term of the bond shall not exceed the amount stated above.

2. This bond may be surrendered and canceled at any time and the Surety is exonerated from all liability for any future breach of the obligations under this bond either upon the surrender of the Certificate of Authority of the Principal to the Oklahoma Abstractors Board, or upon filing a new bond on behalf of the Principal with, and approval of the Oklahoma Abstractors Board, but the Surety shall not be released as to any default occurring during the term of this bond.

This obligation may be continued from year to year by a continuation certificate signed by the Surety, or by its Attorney-in-Fact under seal.

SIGNED AND DATED, this 3rd day of October, 2024.

PRINCIPAL:

Heritage Abstract of Oklahoma LLC

By: [Signature]

Title: CEO

SURETY:

The Ohio Casualty Insurance Company

By: Timothy A. Mikolajewski

Title: Timothy A. Mikolajewski, Assistant Secretary



Approved this 21st day of October, 2024.

By: [Signature]

Oklahoma Abstractors Board



POWER OF ATTORNEY

The Ohio Casualty Insurance Company

Principal: Heritage Abstract of Oklahoma LLC

Agency Name: Bancfirst Insurance Services Inc

Bond Number: 999358403

Obligee: Oklahoma Abstractors Board

Bond Amount: (\$100,000.00) One Hundred Thousand Dollars And Zero Cents

KNOW ALL PERSONS BY THESE PRESENTS: that The Ohio Casualty Insurance Company, a corporation duly organized under the laws of the State of New Hampshire (herein collectively called the "Company"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint Timothy A. Mikolajewski in the city and state of Seattle, WA, each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Company in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Company and the corporate seal of the Company has been affixed thereto this 1st day of August, 2024.



The Ohio Casualty Insurance Company

By:

Nathan J. Zangerle, Assistant Secretary

STATE OF PENNSYLVANIA ss
COUNTY OF MONTGOMERY

On this 1st day of August, 2024, before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of The Ohio Casualty Insurance Company and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
Member, Pennsylvania Association of Notaries

By:

Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-law and Authorizations of The Ohio Casualty Insurance Company, which is now in full force and effect reading as follows:

ARTICLE IV - OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature or electronic signatures of any assistant secretary of the Company or facsimile or mechanically reproduced or electronic seal of the Company, wherever appearing upon a certified copy of any power of attorney or bond issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, of The Ohio Casualty Insurance Company do hereby certify that this power of attorney executed by said Company is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Company this 3rd day of October, 2024.



By:

Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.